



**Eldridge Planning and Zoning Commission  
July 18, 2024, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on July 18, 2024. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Brad Merrick, Dean Ferguson and Mike Martin. Jennifer Vittorio and Terry Harbour were absent. Martens announced that Tisha Boussetot had submitted her resignation due to scheduling difficulties. Also present were Brian Dockery, Jeff Martens, Dale Keppy and Wayne Pacha.

The minutes from the April 18, 2024, meeting were presented for approval. Donaubaauer had a small change and amended minutes will be posted. Motion by Martin to approve the minutes as amended. Seconded by Merrick. Motion carried 4-0 by voice vote.

Donaubaauer said that he would entertain a motion to elect a Vice-Chairman for the 2024 term. Merrick motioned Martin for Vice-Chairman and expressed that he would miss the guidance of long-term Vice-Chairman Duane Miller who got him started on the Commission and recently passed away. Seconded by Donaubaauer. Motioned carried 4-0 by voice vote.

Donaubaauer gave an overview of the procedures for public hearings and opened the public hearing on the rezoning of the Arps & Krafts Farm LLC parcels from I-1 Light Industrial to I-2 General Industrial at 6:07 p.m. Martens gave an overview of request stating that the property owners of all the parcels on tonight's agenda were working with Quad City Chamber of Commerce Economic Development and the City of Eldridge to market their properties together. They were interested in having the same zoning in case a developer wanted all the parcels for a large development. Martens also let the Commission know that two meetings were held with the Chamber and City Administration on the topic and a developer from Des Moines attended one meeting. One of the topics of discussion was super sites (or mega sites) that included sites 250 acres or more. The state was offering grants to sites of this size for studies and infrastructure to attract more large developments to Iowa. Martens reviewed the location of these parcels on the zoning map, future use map and assessor's website with the Commission. Dale Keppy shared the locations of his properties and commented that this has the potential to be approachable as one parcel to one development. Donaubaauer closed public hearing at 6:29 p.m. Martin commented that he was fine with what they wanted to do as long as it was in line with the future development plan. He asked about the acreage on Buttermilk and Martens said that

he had been in contact with the owner and he was aware of the rezoning and future development potential. Donaubauer said that he thinks this makes sense. Martin motioned to accept the rezoning application request of the Arps and Krafts Farm LLC parcels to I-2 General Industrial. Ferguson seconded the motion. Motion carried all ayes with a roll call vote 4-0.

Donaubauer opened the public hearing for the rezoning of the Glendale Inc parcel from SA – Suburban Agriculture to I-2 General Industrial at 6:34 p.m. Martens stated that the previous overview covered the information he had to present on the request. Keppy stated the property he was rezoning was currently just an access area to his larger parcel that was already rezoned to I-2 General Industrial. Public hearing closed at 6:36 p.m. Martin motioned to accept the rezoning application request of the Glendale Inc parcel to I-2 General Industrial. Merrick seconded the motion. Motion carried all ayes with a roll call vote 4-0.

Donaubauer opened the public hearing for the rezoning of the RG Prime parcel from SA – Suburban Agriculture to I-2 General Industrial at 6:37 p.m. Martens stated that the previous overview covered the information he had to present on the request and the city recommended approval. Keppy asked Martens to comment on the parcel being split by the railroad. Martens stated the property could be subdivided but there was not a reason to do so now and had spoken to Neal Keppy about this. Public hearing closed at 6:41 p.m. Martin motioned to accept the rezoning application request of the RG Prime parcel to I-2 General Industrial. Ferguson seconded the motion. Motion carried all ayes with a roll call vote 4-0.

Merrick made a motion to adjourn the meeting at 6:43 p.m. Seconded by Ferguson. Motion carried 4-0 by voice vote.